



6 Mulloch View, St. John's Town of Dalry, DG7 3UJ

GG&B
PROPERTIES

6 Mulloch View, St. John's Town of Dalry, DG7 3UJ

“Well presented, modern, semi-detached property with gardens and driveway, located in the picturesque village of St. John's Town of Dalry”

Ground Floor

- + Lounge
- + Dining Kitchen
- + W.C. Compartment

First Floor

- + 2 Bedrooms
- + Bathroom

Outside

- + Front and Rear Gardens
- + Driveway

EPC Rating C



LOCATION

The property is located within a modern, established residential area in the rural village of St. John's Town of Dalry which lies in the Glenkens, one of the most scenic areas in Scotland. The Southern Upland Way passes through the village. The village has the benefit of shopping facilities, a church and two hotels, as well as primary and secondary schools. A nine hole golf course is situated approximately 3 miles distant in New Galloway and The Galloway Activity Centre is also close by. The A75 Euro route which forms the main arterial road through the region lies approximately 14 miles distant. The popular market town of Castle Douglas is approximately 14 mile distant.

DESCRIPTION

Well presented, modern, semi-detached property with front and rear gardens, and driveway to the side. The property enjoys well proportioned, light filled rooms in good decorative order finished with solid natural wood flooring throughout. There are modern fitted dining kitchen and bathrooms and it has full timber framed double glazing and radiators heated by a Daikin Air Source Heat Pump.

This is an excellent opportunity to purchase a modern home in the picturesque Glenkens.

ACCOMMODATION

Ground Floor

Entrance Hall

Wooden external front door with an obscure glazed side screen; solid natural wood flooring; staircase to the first floor; smoke and heat detectors; radiator; natural wood door to the lounge.

Lounge

Comfortable, bright room with window to the front; television and telephone connections; under stair storage cupboard with meters and fuse box; central heating control; smoke detector; solid natural wood flooring; radiator; natural wood door to the dining kitchen.

Dining Kitchen

A good sized room with window overlooking the rear garden; modern, neutral coloured fitted wall and floor units with a complementing natural wood effect worktop and a tiled splash-back; stainless steel sink unit and drainer; built-in stainless steel cooker with chimney extractor hood above; space for free standing fridge freezer and washing machine; heat detector; solid natural wood flooring; radiator; natural wood door to the rear vestibule.

Rear Vestibule

Part glazed wooden external door to the rear garden; solid natural wood flooring; built-in storage cupboard containing Daikin central heating unit, hot/cold water tanks with double sliding doors; carbon monoxide detector; radiator; natural wood door to the w.c. compartment.

W.C. Compartment

Modern white suite of w.c. and wash-hand basin with a tiled splash-back; extractor fan; solid natural wood flooring; radiator.

First Floor

First Floor Landing

Solid natural wooden staircase to the first floor landing; smoke and heat detectors; solid natural wood flooring and natural wood doors to the two bedrooms and bathroom; ceiling access hatch to roof space; radiator.

Bedroom 1

Spacious, light double bedroom with two front facing windows; part coomb ceiling; built-in storage cupboard and built-in double wardrobes with hanging space and shelf above; solid natural wood flooring; radiator.

Bedroom 2

Rear facing double bedroom with distant views towards the hills; part coomb ceiling; built-in double wardrobes with hanging space and shelf above; solid natural wood flooring; radiator.

Bathroom

Obscured glazed window to the rear; modern white suite of bath with Alterna mains shower over, curtain and rail, w.c. and wash-hand basin; waterproof wall panelling to walls; extractor fan; solid natural wood flooring; radiator.

OUTSIDE

Garden

The front garden comprises a small area of grass with assorted flowers and shrubs. A paved pathway leads to the covered front entrance to the property with outside light. Monoblock driveway to the side of the property and paved pathway to a wooden side gate and the rear garden.

The enclosed rear garden is laid to grass with attractive flower beds and borders. Metal garden shed and paved pathway to the rear door with outside light. Daikin Air Source Heat Pump.

VIEWING

By appointment with the Selling Agents.

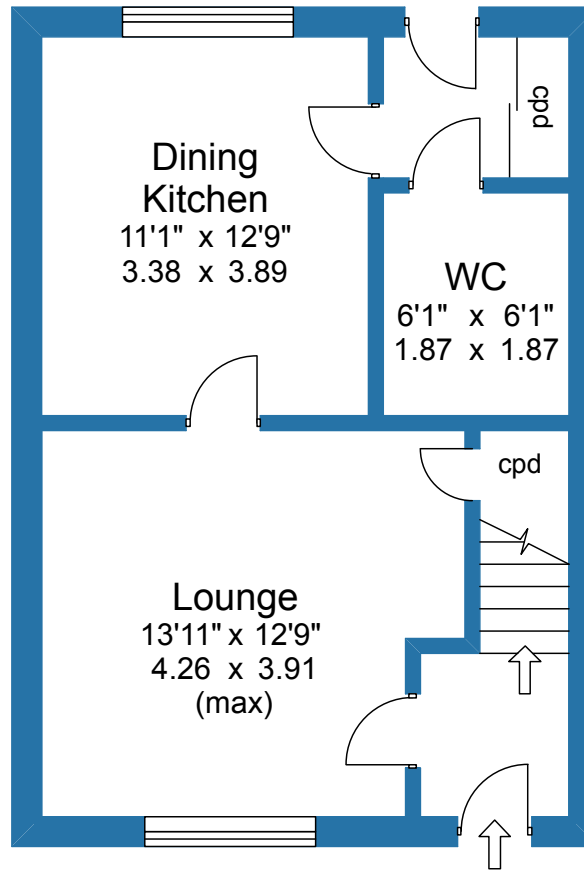
HOME REPORT

A Home Report has been prepared for this property and can be obtained by contacting Onesurvey on 0141 338 6222 or by logging onto www.onesurvey.org and entering the postcode for the property.

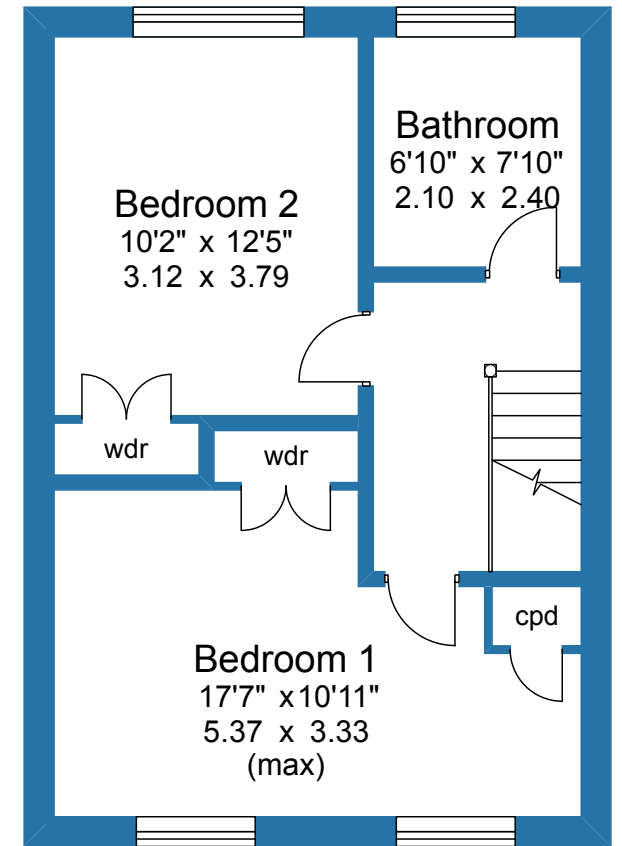
OFFERS

Offer in Scottish legal form should be submitted to the Selling Agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.



135 King Street
Castle Douglas
DG7 1NA
01556 503744

33 High Street
Dalbeattie
DG5 4AD
01556 611247



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

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